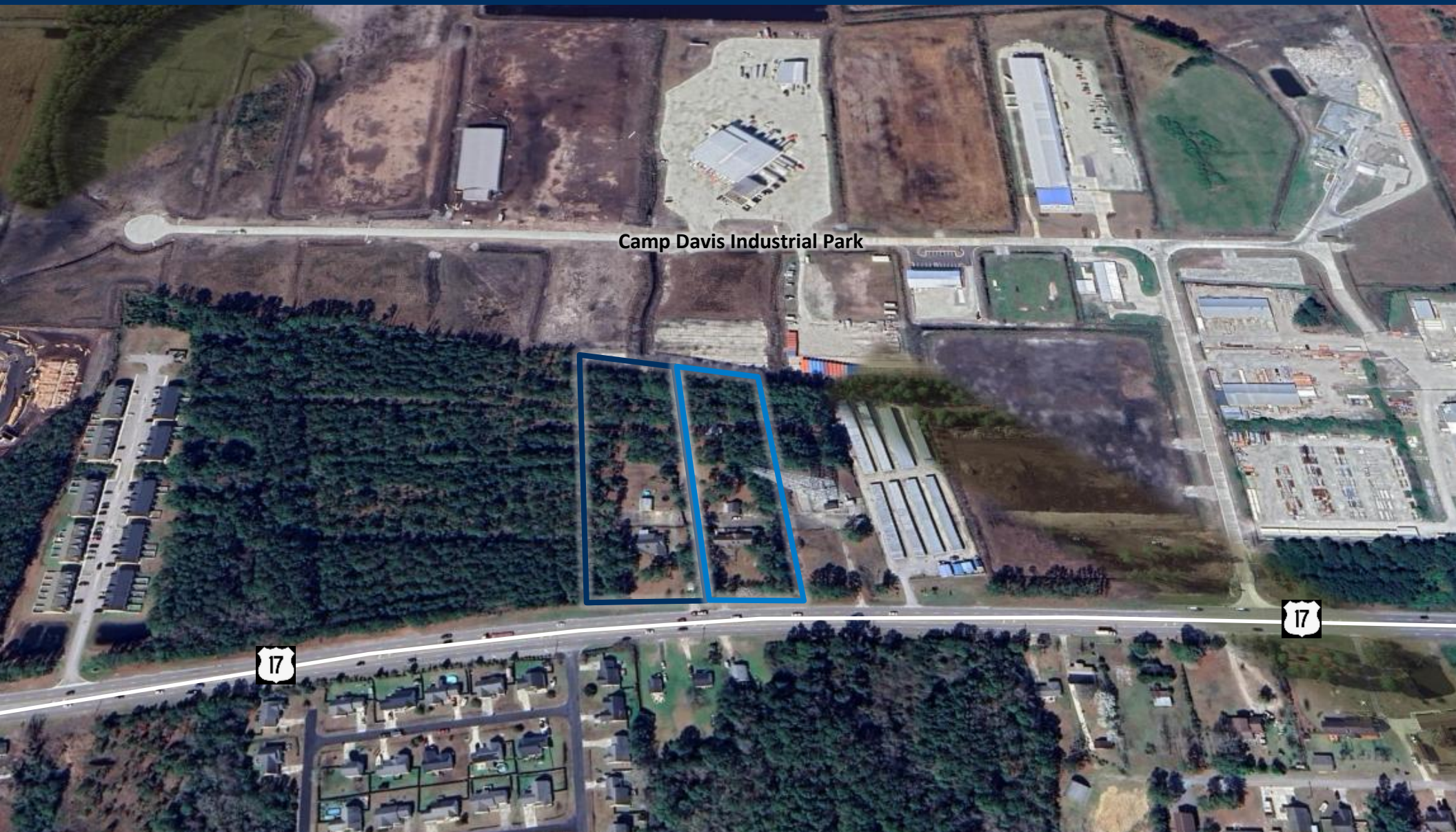


# FOR SALE : $\pm$ 2.63 - $\pm$ 5.26 ACRES ON US HWY 17

489 & 501 US HIGHWAY 17

HOLLY RIDGE | ONSLOW COUNTY, NC



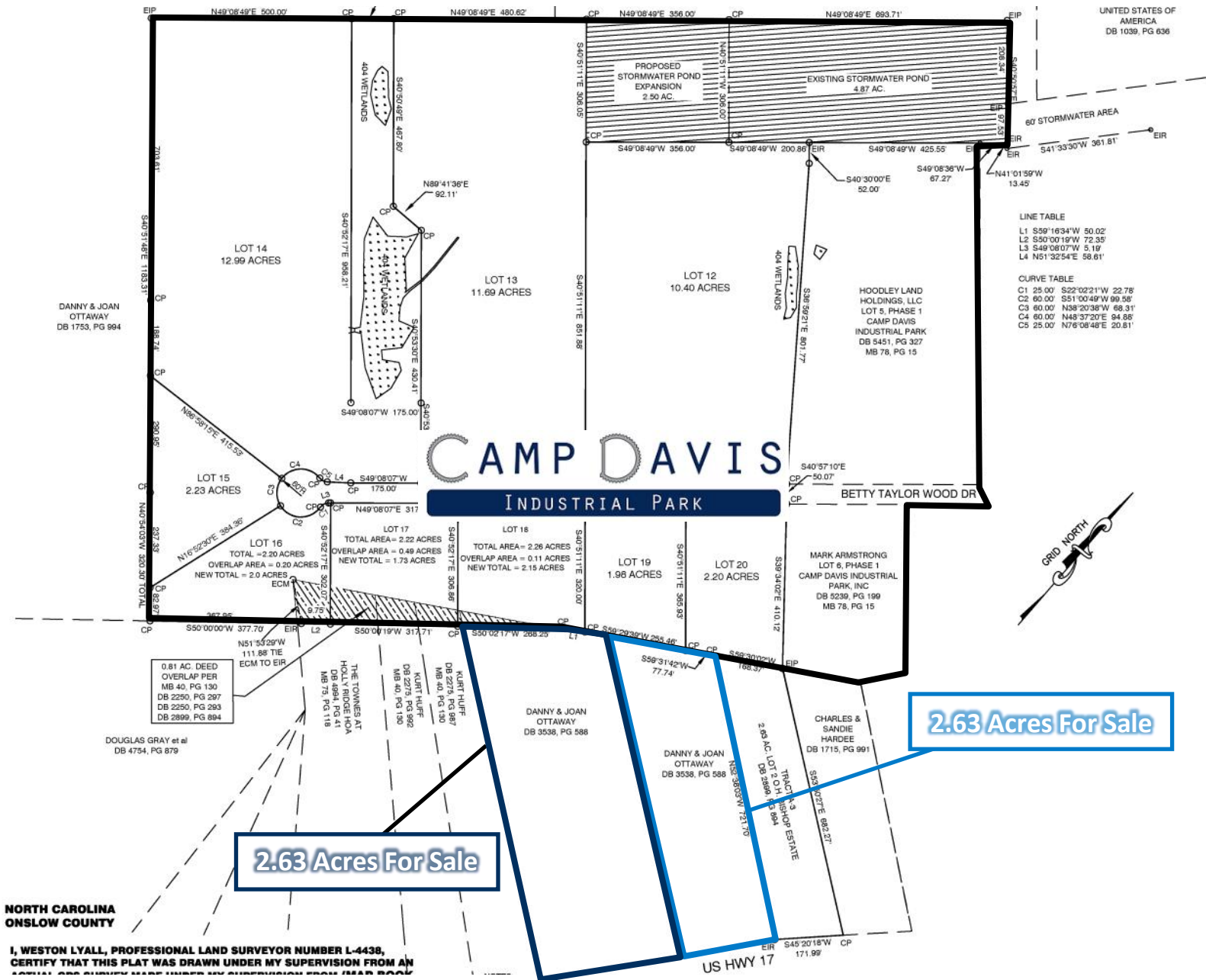


## SUMMARY

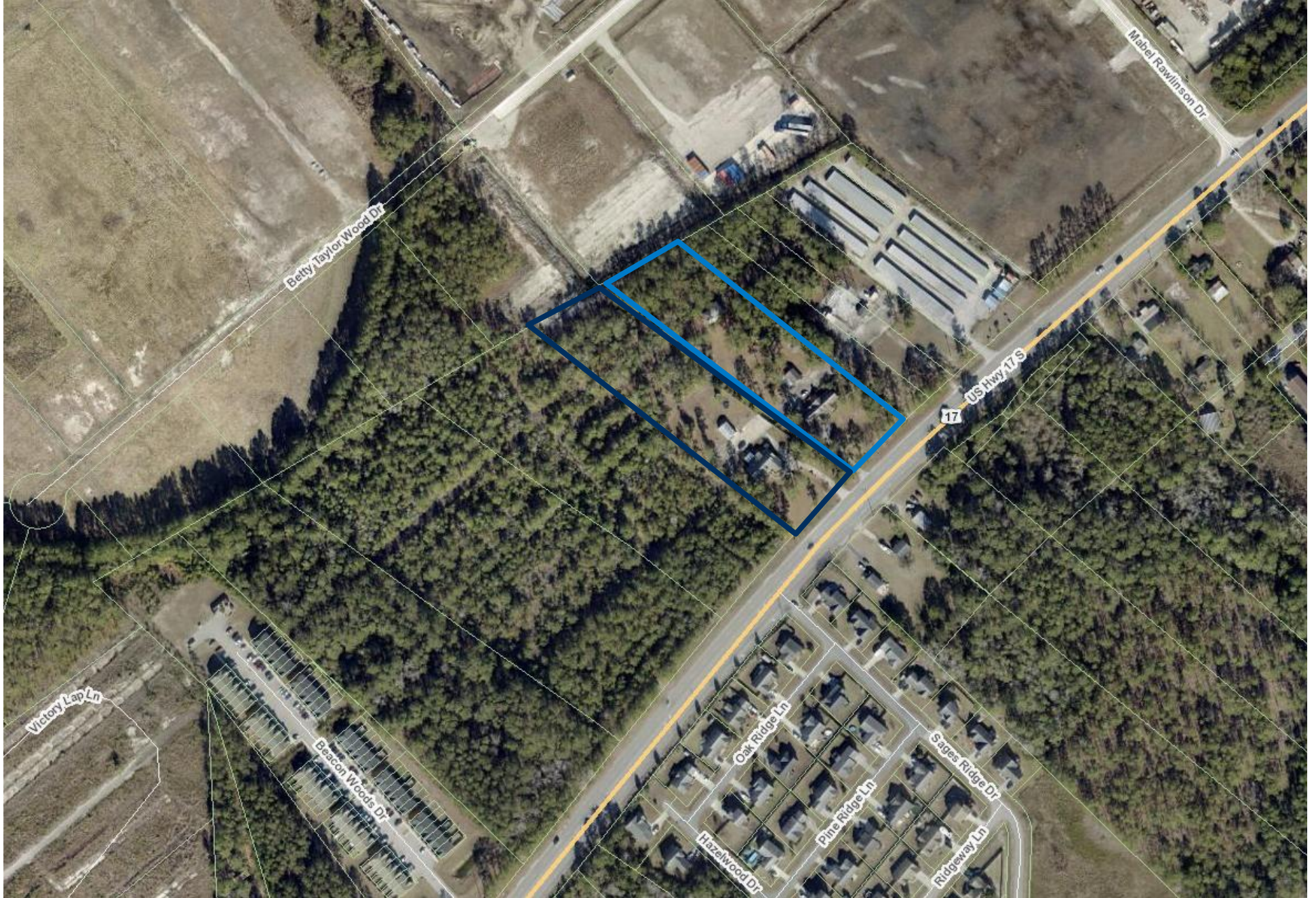
ADDRESS	489 and 501 US Hwy 17 Holly Ridge, NC 28455
PARCEL IDs	423714228795 & 423714228795
AVAILABLE ACREAGE	± 5.26 Acres Total <i>Two ± 2.63 Acre Parcels</i>
ZONING	<u>Onslow County &amp; Town of Holly Ridge</u> <ul style="list-style-type: none"> <li>501 US Hwy 17: C</li> <li>489 US Hwy 17: R-20 <i>The town of Holly Ridge supports commercial enterprise in this location</i></li> </ul>
PRICING	Each Parcel : \$925,000 Total ± 5.26 Acres: \$1,850,000
DESCRIPTION	<p>Located on a highly traffic subsection of US Highway 17 that sees approximately 26,500 VPD (2023), these two parcels totaling ± 5.26 acres abut Camp Davis Industrial Park in the growing Holly Ridge area. These parcels benefit from the continued growth in the Wilmington and Jacksonville markets, as well as the industrial growth and development from Camp Davis Industrial Park. Population within a five-minute drive time radius of the subject property is expected to grow by 5.13% by 2029.</p> <p><i>BOTH PROPERTIES DO CONTAIN ASPHALT, CONCRETE, AND STRUCTURAL FOUNDATIONS FROM THE FORMER CAMP DAVIS MILITARY BASE</i></p>

DEMOGRAPHICS	5 MINS	10 MINS	15 MINS
2024 POPULATION	2,816	11,178	26,132
AVG. HH INCOME	\$96,667	\$109,971	\$109,885
# OF HOUSEHOLDS	1,283	4,983	11,825

## SITE PLAN



## GIS AERIAL



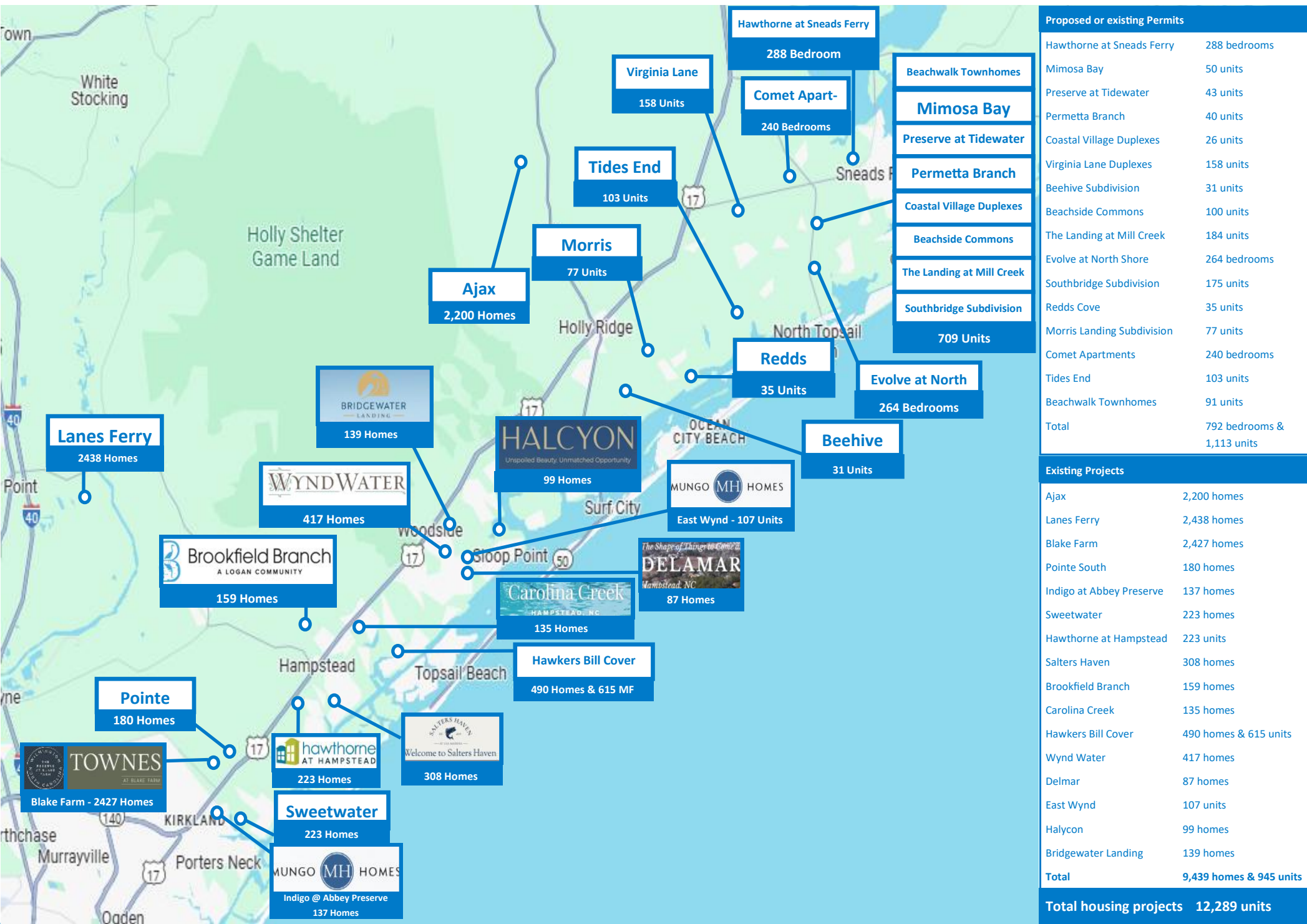
PHOTOS



LOCATION MAP



# RESIDENTIAL MARKET GROWTH





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